



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

3487 SAND HILL ROAD
LEXINGTON | HOLMES COUNTY, MS
\$90,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

3487 SAND HILL ROAD

PROPERTY PROFILE

LOCATION:

- 3487 Sand Hill Road
Lexington, MS 39095
- Holmes County
- 42.5± Miles SE of Greenwood
- 56± Miles N of Madison

COORDINATES:

- 33.12406, -89.96334

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 6.33± Acres
- 900± SqFt Home
- 2 Bedrooms/1 Bath
- Carport
- Built in 1948
- Metal Roof
- Freshly Painted Interior/Exterior



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NIKKI BOUTWELL

RESIDENTIAL SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 3487 SAND HILL ROAD

SITUATED ON 6.33± ACRES, THIS 900± SQUARE FOOT HOME WOULD MAKE A PERFECT STARTER HOME, WEEKEND GETAWAY, OR RENTAL PROPERTY. Located in Holmes County, MS, off Sand Hill Road, the home offers two bedrooms, one bathroom, a living room, a dining room, a kitchen, and a laundry room. The freshly painted exterior and carport welcome you. The home is in the heart of an area known for hunting!

Call Nikki Boutwell to schedule your private tour today and experience the charm and potential of this extraordinary property!



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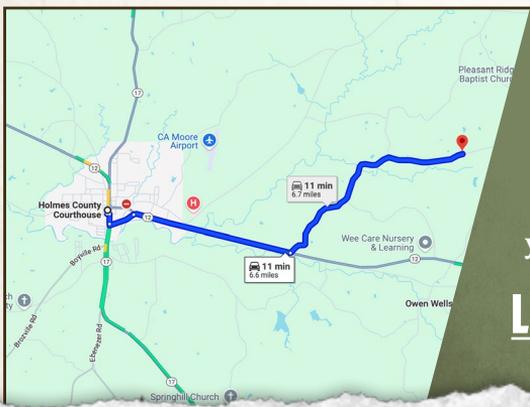
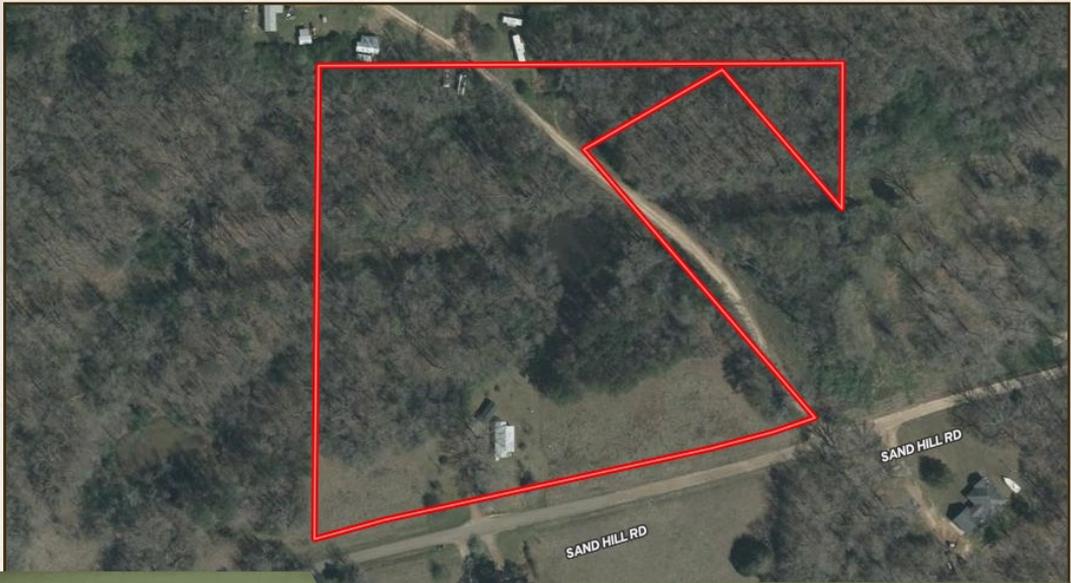
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Directions From the Holmes County Courthouse in Lexington, MS: Travel north on Wall Street toward W China Street. Turn right on the 1st cross street onto W China Street then turn left at the 1st cross street onto Court Square. Turn right onto MS-12 E/Depot Street and travel 2.8 miles. Turn left onto Sand Hill Road and continue 5 miles to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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